

Technical Review Committee Meeting

Minutes of August 16, 2010

Attendance:

Members Present
Wayne Hamilton
Richard Grant
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent

Staff Present
Shannon Tuch
Kim Hamel
Bob Oast
Julia Cogburn
Jessica Bernstein
Jennifer Blevins

Chair Tuch opened the meeting at 2:05 p.m. by explaining the role of the TRC, and also discussing the agenda and the review process.

She announced that the item known as Enka Center would be continued until the 9/20/10 meeting.

The TRC voted unanimously to adopt the minutes of the 7/19/10 meeting as written.

Agenda Item	
Review of the Level III site plan for the project identified as <u>Caledonia Apartments</u> located on Caledonia Road. The request is for construction of 100 apartment units contained in 2 buildings. The owner is Caledonia, LLC and the contact is David Aiton. The property is identified in the Buncombe County Tax records as PIN 9648.71-3651 Project # 10-4233.	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	David Aiton and Frank Howington were available for questions and commented on the following topics: <ul style="list-style-type: none"> ? The southern portion of the property that connects with Swannanoa River Road will not be part of the project area. It will be included on the minor subdivision plat; the property will be divided into a total of 4 parcels, not 3 as shown on the current plans ? The request for the fee in lieu for sidewalks will be withdrawn; the applicant will work with Traffic Engineer to install the sidewalks on the north side of Caledonia Road ? The developer will dedicate a right-of-way to the city, but would like to offer a 30' ROW instead of 50' ROW
Public Comment	
Speaker Name	Issue(s)
Gary Schwartz, David Evers, Fred Ray, Tracy Stebbing, Valerie Hoh, Terry Meek	? Concerns about increased traffic, narrow and curving conditions of existing roads, pedestrian safety, emergency vehicle access, stormwater runoff, inability to comply with open space requirements, construction staging, requests for an entrance from Swannanoa River Road, requests for traffic study, especially if future development phases are planned, requests for a traffic signal on Swannanoa River Road
Committee Comments/Discussion	
Chair Tuch stated that the Unified Development Ordinance does not require a traffic study for a project of this size, so the TRC cannot require it, but the Planning and Zoning Commission or City Council could place that condition on the project if they feel it is necessary. Bobby Croom responded to the speakers concerns about the traffic related issues. He stated that a traffic study would be required if there are additional phases planned. He also noted that Swannanoa River Road is maintained by NCDOT and they would determine if a traffic signal should be installed. The Transportation Department will	

work with the neighborhood residents to try to improve safety at the blind curves on the road, but if they are not within the project area, the developer would not be responsible for them. Sight distance triangles will be required for the project entrance onto Finalee Avenue.

Wayne Hamilton responded to concerns about emergency vehicle access. He stated that North Carolina Fire Code allows for fixed fire protection to help mitigate access issues and the developer has proposed to install sprinklers in the buildings.

Chair Tuch asked the developer about plans for future phases and construction staging. Mr. Howington replied that the remainder of the property may be developed at some time in the future, but that there are no immediate plans for additional phases at this time. When asked about construction staging, Mr. Howington said that he had come to an agreement with the owner of the parcel to the south, known as the Silverman property, to store the pre-built units prior to their placement in the buildings. Chair Tuch noted that the Silverman property was not included in the notification or the legal advertisement and noted that the Conditional Zoning Overlay and approved master plan for development of the property did not include staging for this project and may not be permissible. She stated that if the owner wishes to pursue staging on the Silverman site, the project may need to be re-advertised to include the Silverman parcel (if determined it is permissible) and return to TRC for review and recommendation to the Planning and Zoning Commission based on the revised scope of the project. The developer also has the option of amending the application to pursue staging on their own property.

When asked to respond about stormwater run-off concerns, David Aiton responded that their engineer had not yet completed the engineering study, but that the stormwater will be retained on the project property. He also noted that it would not be feasible to add an entrance from Swannanoa River Road due to the grade change and steepness of that area of the property.

Committee Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report and the condition that staff will determine if the project was properly advertised and whether it will need to return to this committee.

Agenda Item

Consideration of Conditional Use Permit review for the project identified as US Cellular Telecommunication Tower, located at 415 Beaverdam Road, for construction of an 80' monopole tower. The property owner is Citadel/Lewis Memorial Park, LLC and the contact is Patsy Brison. The property is identified in the Buncombe County Tax records as PIN 9740.96-8813.
Project # 10-4232.

Staff Comments

Julia Fields oriented the Committee and audience to the site location and outlined comments from the staff report.

Applicant(s) or Applicant Representative(s)

Patsy Brison was available for questions and commented on the following topics:

- ? Clarified that the landscaping modification request is for the entire perimeter of the project area, but that there is significant vegetation already existing
- ? The equipment enclosure will be metal and less than 10' in height
- ? The structural analysis will be performed as the time for building permit application nears

Public Comment

Speaker Name

Issue(s)

Richard Cosgrove,
William Withers,
George Kroncke,
Susana Abell

? Questions about the appearance of the tower and the enclosure fence, the height of the existing trees around the site, radiation emanating from the tower, notification of the families with relatives interred in the cemetery and a request for elimination of the enclosure fence

Committee Comments/Discussion

Chair Tuch stated that the owner of the cellular tower would most likely want the fence to enclose the mechanical equipment for safety and security purposes. She stated that the applicants could propose other tower designs, such as a coniferous tree, if they wish. Bob Oast stated that North Carolina law prohibits cities from considering radio waves when reviewing applications for placement of cellular towers. He said that the individual plot owners/lessees are not notified, but that the property is posted with signs so that visitors are aware of public meetings and hearings.

Committee Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report.

The meeting was adjourned at 3:10 p.m.